



## **TOWN OF CLINTON**

INCORPORATED APRIL 5, 1865

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### **Land Use Board Minutes**

Minutes of the Town of Clinton Land Use Board meeting held on December 6, 2022 at 7:00pm. The meeting of the Town of Clinton Land Use Board has changed the format of its regular meeting for the duration of the COVID-19 Public Health Emergency to “virtual” meetings via Zoom

Chairman Sailer called the meeting to order at 7:00pm and read the “Statement of Adequate Notice” and the “Administrative Statement”.

Adequate notice of this meeting has been provided indicating the time and place of the meeting with the proposed agenda, which notice was posted, made available to the newspapers and filed with the clerk of the Town of Clinton in accordance with Section 3(d) of the Public Laws of 1975”.

“Meetings are held on the first Tuesday of each month. Applications must be filed at least 21 days prior to the meeting date. In order to ensure that all applications receive complete and thorough consideration of the board, all meetings will adjourn no later than 10:00pm with all items not concluded to be carried over to the next month’s agenda”.

N.J.S.A 10-4-8(b) authorizes municipalities to conduct public meetings through the use of streaming services and other online meetings. The Town of Clinton is using Zoom video meetings. Please be aware that this meeting is being recorded for the public record. Zoom meetings are imperfect, so if glitches pop-up, please be patient. We will open the meeting to the public during the public comment time, each person will have the opportunity to ask questions and give comments at the appropriate time. If you would like to speak, please use the raise hand feature and I will call on you one at a time, you must provide your name and address to be recognized for comment. Any individual giving sworn testimony, including members of the public making comments, shall appear by video. Members of the public we ask you keep your device muted and your video turned off until called upon by the Chairman, please be advised the board also has the capability of using the mute feature if necessary.

Attorney Razin was present

### **ROLL CALL:**

Present: Chairman Sailer, Mr. Snider, Mr. Smith, Mr. Padmos, Mr. Devita, Mr. Lubsen, Mr. Viotto

Absent: Mayor Kovach, Ms. Dineen, Mr. Kelly, Ms. Van Weeren

### **Approval of Minutes:**

A Motion was made by Mr. Smith, seconded by Mr. Snider, to approve the Minutes of September 6, 2022

**All Ayes.**

**Motion Carried**

**Abstain:**

**DeVita, Viotto, Lubsen**

**Extension request– Block 18 lot 5 Puleo International LLC:**

The applicant is working towards compliance and has requested a second extension request of time to revise the plans and obtain signatures on the plans, the request is for a six month extension from December 15, 2022 to June 15, 2023:

A Motion to grant the extension request was made by Mr. Smith, seconded by Mr. Viotto:

**Roll Call Vote:**

All Ayes: Chairman Sailer, Mr. Snider, Mr. Smith, Mr. Padmos, Mr. Devita, Mr. Lubsen, Mr. Viotto  
Nays: **All Ayes. Motion Carried**

**Correspondence Discussion:**

Attorney Razin advised the board a letter was received from the property owner at Shammy Shine regarding the fence installed at the Shell site. The Shell was granted relief to install the fence, the professionals have confirmed the fence has been installed in accordance with the approved plans. The Resolution for the Site Plan approval for Shell was adopted two years ago and the appeal period has expired. Attorney Razin stated she spoke with Mr. Gruenberg the attorney for Shammy Shine and he indicated he would like to come before the board to discuss the issue when he is ready he will be placed on the agenda and the Shell attorney will be notified.

**Waiver of Site Plan request- Block 12 Lot 3 – 4 East Main Street- Change of Use first floor – Restaurant Use:**

Fellenza Maliqui, owner and applicant was present. Ms. Maliqui advised the board she would like to operate a restaurant on the first floor, the prior use was a beauty salon. The building was a mixed use building with commercial on the first floor and residential on the second floor. The restaurant will offer Balkan food, she plans to install a grill and hood with venting in the kitchen. The interior layout will have five to six tables and include high top seating by the window. In addition to inside seating, the restaurant will also offer takeout. In regard to garbage there is no access for a dumpster she plans to have garbage cans which will be on the back enclosed patio and will not be visible from the street. Ms. Maliqui agreed to arrange for more garbage pickup times if needed. Exterior changes will include a new window and a new door, the exterior signage by the front door will be similar to the new sign at Doras restaurant. The restaurant will be open for lunch and dinner Monday through Sunday.

A Motion was made by Mr. Snider, seconded by Mr. Viotto, to grant the Waiver of Site Plan for the restaurant use:

**Roll Call Vote:**

All Ayes: Chairman Sailer, Mr. Snider, Mr. Smith, Mr. Padmos, Mr. Devita, Mr. Lubsen, Mr. Viotto  
Nays: **All Ayes. Motion Carried**

**Board Discussion:**

Mr. Smith inquired about the redevelopment subcommittee, Chairman Sailer responded that Walter Wilson is no longer involved with the project the attorney for the owner has asked for a representation from a member of Council and Land Use board to hear initial concept ideas, the applicant will eventually come to the Land Use Board for approval.

Chairman Sailer thanked the board for a great year and asked if anyone was not interested in continuing forward for 2023 that they reach out and let him know. He wished everyone a Happy Holiday.

**Voucher Approval**

A Motion was made by Mr. Padmos. seconded by Mr. Viotto, to approve the vouchers:

**All Ayes.      Motion Carried**

**Adjournment:**

There being no further discussion, a Motion was made by Mr. Viotto, seconded by Mr. Padmos to adjourn the meeting at 7:45pm.

Respectfully submitted,

ison Witt,  
Land Use Board Administrator